


**SUBDIVISION APPROVING AUTHORITY ITEM
 PLANNING AND DEVELOPMENT REPORT TO COUNCIL
 BOUNDARY ADJUSTMENT APPROVAL
 October 8th, 2025**

REQUEST FOR BOUNDARY ADJUSTMENT APPROVAL		
APPLICATION INFORMATION	FILE NO. F2202-03SW	
	LEGAL DESCRIPTIONS: 1. SW 03-22-02-W5M 2. SW 03-22-02-W5M	
	LANDOWNERS: 1. 876094 AB Ltd. – David Scheidt 2. 876094 AB Ltd. – David Scheidt	
	AREA OF SUBJECT LANDS: 1. 22.60 acres 2. 100.05 acres	
	CURRENT LAND USES: 1. Agricultural District 2. Agricultural District	
PROPOSAL: Boundary adjustment whereby 19.60 +/- acres is to be subtracted from the 22.60 acre portion of PTN: SW 03-22-02-W5M and 19.60 +/- acres is to be added to the 100.05 acre portion of PTN: SW 03-22-02-W5M. Resulting in one 3.0 +/- acre Country Residential District parcel and one 119.65 +/- acre Agricultural District parcel. The adjustment described above would result in the following changes to the existing parcel sizes: <ul style="list-style-type: none"> • PTN: SW 03-22-02-W5M – 22.60 acres to 3.0 +/- acres • PTN: SW 03-22-02-W5M – 100.05 acres to 119.65 +/- acres 		
DIVISION NO: 5	COUNCILLOR: Alan Alger	FILE MANAGER: Theresa Chipchase

PURPOSE OF REQUEST

Requesting approval from the Subdivision Approving Authority for the application which proposes approval of a boundary adjustment whereby 19.60 +/- acres is to be subtracted from the 22.60 acre portion of PTN: SW 03-22-02-W5M and 19.60 +/- acres is to be added to the 100.05 acre portion of PTN: SW 03-22-02-W5M. Resulting in one 3.0 +/- acre Country Residential District parcel and one 119.65 +/- acre Agricultural District parcel.

Resulting in the following acre sizes:

PTN: SW 03-22-02-W5M – 22.60 acres to 3.0 +/- acres

PTN: SW 03-22-02-W5M – 100.05 acres to 119.65 +/- acres

EXECUTIVE SUMMARY

PREVIOUS COUNCIL DIRECTION

April 9th, 2025, Bylaw 34/2025 – application approved by Council granting first reading to Bylaw 34/2025, under the following motion:

“Bylaw 34/2025 was introduced into the meeting to authorize the redesignation of a 3.0 +/- acre portion of Ptn. SW 03-22-02-W5M from Agricultural District to Country Residential District to allow for a future boundary adjustment whereby 19.60 +/- acres from the 22.60 +/- acre portion of Ptn. SW 03-22-02-W5M is consolidated into the 100.05 +/- acre portion of Ptn. SW 03-22-02-W5M.

In consideration of the criteria noted in Agriculture Policy 2 and 4 of the MDP2010, Council is of the opinion that the land use resignation for the purpose of a future boundary adjustment for the subject lands would not be detrimental to the agricultural nature of the area or the integrity of the agricultural land base. Further the application falls within the density provisions and lot size restrictions set out within the Country Residential and Agricultural Districts within the County’s Land Use Bylaw.

Prior to further consideration of the Bylaw, the following will be required:

- 1. Final redesignation application fees to be submitted;*
- 2. An agreement for acquisition of land in the amount of 5 metres along the south boundary of both parcels will be required to be executed and registered by way of caveat as a condition of subdivision*
- 3. The applicant will be required to consent to the registration of additional road plan to include the existing road that currently crosses a portion of the subject parcel’s southern boundary. The survey of the road plan will be undertaken at the expense of the County as a condition of subdivision; and*
- 4. Submission of an executed subdivision application and the necessary fees.”*

October 1st, 2025, Bylaw 34/2025 - Council gave third and final reading to Bylaw 34/2025 under the following motion:

Council gave second and third reading to Bylaw 34/2025 to authorize the redesignation of a 3.0 +/- acre portion of Ptn. SW 03-22-02-W5M from Agricultural District to Country Residential District to allow for a future boundary adjustment whereby 19.60 +/- acres from the 22.60 +/- acre portion of Ptn. SW 03-22-02-W5M is consolidated into the 100.05 +/- acre portion of Ptn. SW 03-22-02-W5M.

In consideration of the criteria noted in Agriculture Policy 2 and 4 of the MDP2010, Council is of the opinion that the land use resignation for the purpose of a future boundary adjustment for the subject lands would not be detrimental to the agricultural nature of the area or the integrity of the agricultural land base. Further the application falls within the density provisions and lot size restrictions set out within the Country Residential and Agricultural Districts within the County’s Land Use Bylaw.

SITE CONSIDERATIONS

Location

The parcels are located directly north of 2239 Drive West and directly east of an undeveloped road allowance which is a portion of 144th Street West. Further the lands are approximately five

and one half kilometres south of Hwy 22X and the City of Calgary and six and one half kilometres east of Highway 22.

Access



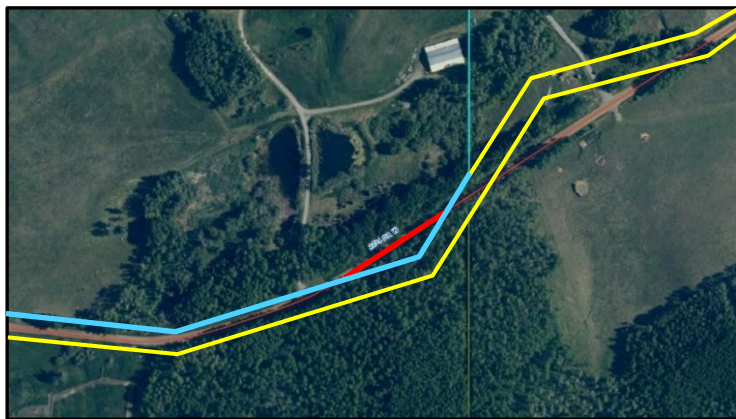
Access to the existing 22.60 acre parcel is provided from an approach to 2239 Drive West through a driveway located within the undeveloped road allowance (144th St. W), as shown in the aerial photo to the right (applicant's parcel outlined in blue). Public Works has no concerns with the approach and driveway being located within the road allowance.

NOTE: The road allowance has been fenced into the 22.60-acre parcel (to be reduced to 3.0 +/- acres), with an inactive license currently on that portion of the allowance. The landowner could apply for transfer and reactivation of that license for the benefit of the proposed 119.65 +/- acre parcel located north of 2239 Dr. W.



The access to the balance connects directly to 2239 Drive West on the east side of that parcel and further connects the adjacent lands, north of the applicant, via an easement over the applicant's title.

NOTE: The easement for the adjacent lands to the north is not a registered agreement nor does it include an Access Right of Way.



The municipal road developed through the quarter (red line on the map to the left), which is 2239 Dr. West, was partially constructed outside of the registered Road Plan (yellow lines on the map to the left), within the southeast corner of the applicant's parcel (blue lines on the map to the left).

NOTE: Council, with approval of first reading to Bylaw 34/2025 required the following be provided as a condition of subdivision with regards to the area of road (red line on the inset to left) that is not included within the road plan for 2239 Dr. W.:

"The applicant will be required to consent to the registration of additional road plan to include the existing road that currently crosses a portion of the subject parcel's southern boundary. The

survey of the road plan will be undertaken at the expense of the County as a condition of subdivision.”

Physiography

PTN SW 03-22-02-W5M (22.60 acres) – Includes a portion of a steep hillside at its northern end, which descends to a yard site at the toe of the slope of the hill at the southern end, which slopes down from the yard site to the road surface. The yard site consists of a residence, a detached garage a small shed and a greenhouse or workshop structure. The yard site is surrounded by a variety of shelterbelt trees including aspen, poplar, fir and spruce.

PTN: SW 21-22-02-W5M (100.50 acres) – Includes a portion of the slope of a steep hillside to the west and the northeast with a narrow valley between the hillsides which carries drainage through the parcel to the southeast corner where the yard site for this property is located. There is a small pond near the south boundary where the driveway has been constructed through a water body, forming two smaller ponds on either side. There are large groves of aspens and spruce trees all along the side slopes of the valley as well as within the southeast corner, adjacent to the municipal road. The yard site consists of a residence, a shop and a pole building along the east boundary of the property. The pole building would not meet the County’s setbacks to the east property line.

NOTE: At the May 21st, 2025, public hearing Council chose to consider the pole building along the east property line as a non-conforming structure.

CIRCULATION REFERRALS	
REFEREE	COMMENTS
INTERNAL	
Public Works	<p>Public Works provides the suggested conditions for the Subdivision Approving Authorities consideration:</p> <ul style="list-style-type: none"> • Road widening is to be surveyed out adjacent to the north boundary of 2239 Dr. W (south boundary of applicant’s parcels). The road widening to be surveyed out is to include that portion of the road right of way that is not included within Road Plan 8448EZ, in the southeast corner of the applicant’s existing 100.05 acre parcel. <p>Public works provides the following additional comments:</p> <ul style="list-style-type: none"> • The approach and driveway for the 22.60 acre portion of SW 03-22-02-W5M are constructed within the undeveloped road allowance (144 St. W) on the west boundary of this lot. The driveway extends 50 +/- metres north within the undeveloped road allowance from the intersection with 2239 Dr. West. • The current location of the approach ensures that the maximum sight distance can be achieved to the west, and public works has no concerns with the boundary adjusted lot retaining access in this location. • Further, the 100.05 acre portion of SW 03-22-02-W5M provides easement access to the NW 03-22-02-W5M, public works suggests that an access easement and right of way agreement may be appropriate in this location.

CIRCULATION REFERRALS	
GIS/Mapping	Ideally driveways are to be entirely on separate parcels for addressing and to avoid future conflicts. Alternatively, an access easement will be necessary.
EXTERNAL	
FortisAlberta	Easements are required for this development.
TELUS	Has no concerns with the proposed activities
ATCO Energy Systems	<u>ATCO Transmission:</u> We have no conflict as we have no high-pressure pipelines in the proposed area. <u>ATCO Distribution:</u> The Engineering Design Department of ATCO Gas Distribution has reviewed the named plan and has no objections to the proposed work.
PUBLIC	
Landowners (Adjacent)	No letters received prior to the filing of this staff report.

REQUEST OF THE SUBDIVISION APPROVING AUTHORITY

The Subdivision Approving Authority may choose to approve the boundary adjustment whereby 19.60 +/- acres is to be subtracted from the 22.60 acre portion of PTN: SW 03-22-02-W5M and 19.60 +/- acres is to be added to the 100.05 acre portion of PTN: SW 03-22-02-W5M. Resulting in one 3.0 +/- acre Country Residential District parcel and one 119.65 +/- acre Agricultural District parcel.

The Subdivision has been evaluated in terms of Section 654 of the Municipal Government Act and Section 9 of the Matters Related to Subdivision and Development Regulation and therefore it is recommended that the application be approved as per the tentative plan for the following reasons:

- The application is consistent with Section 9 of the Matters Related to Subdivision and Development Regulation and;
- Pursuant to Section 20(1) of the Regulation, written approval was received by the Minister of Transportation allowing the Subdivision Authority to grant a variance to Section 18 of the matters Related to Subdivision and Development Regulation;
- The subject lands have the appropriate land use designations.

In consideration of the criteria noted in Agriculture Policy 5 of the MDP2010, Council is of the opinion that allowing the first parcel out of the subject lands would not be detrimental to the agricultural nature of the area. Further, the application falls within the density provisions and lot size restrictions of the Agricultural District within the County's Land Use Bylaw.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;

2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of water wells within the boundaries of the appropriate properties and the adjacent municipal road(s) and that the site plan is surveyed according to municipal setback requirements;
3. The applicant will be required to consent to the registration of additional road plan to include the existing road (portion of 2239 Dr. W.) that currently crosses the existing 100.05 acre subject parcel's southern boundary. The survey of the road plan portion will be undertaken at the expense of the County;
4. Landowners are to provide all utility right of way agreements, easements, licenses and installation requirements to the satisfaction of the County and utility companies.
5. The pole shed, located along the east boundary of the existing 100.05 acre portion of the SW 03-22-03-W5M, is to be considered as non-conforming;
6. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the Public Works department;
7. Public Reserve: Pursuant to the Municipal and School Reserves section of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96), reserves for the proposed 3.0 +/- acre lot are to be provided as cash in lieu of land based on \$39,491.00 per acre on account of 10% of the 3.0 +/- acre lot, reserves would not be required for the proposed 119.65 +/- acre balance parcel within the SW 03-22-02-W5M, as the maximum allowable density for this parcel, within the County's Land Use Bylaw, has not yet been obtained, and this parcel will remain under the Agricultural District land use rules;
8. Road acquisition agreement for the purpose of road dedication, to be executed and registered by caveat, concurrent with the Plan of Survey, with respect to an area of land 5.0 metres in width, parallel to the north boundary of 2239 Drive West, south of the SW 03-22-03-W5M (both parcels) , the road widening is to include 5 metres, north of that portion of 2239 Drive West that is to be surveyed out of the applicant's title as additional Road Plan;
9. Access Easement and Right of Way agreement to be provided over the existing driveway through the existing 100.90 acre portion of the SW 03-22-03-W5M, for the benefit of access to the NW 03-22-02-W5M, to the satisfaction of the public works department;
10. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision and;
11. Submission of subdivision endorsement fees.

APPENDICES

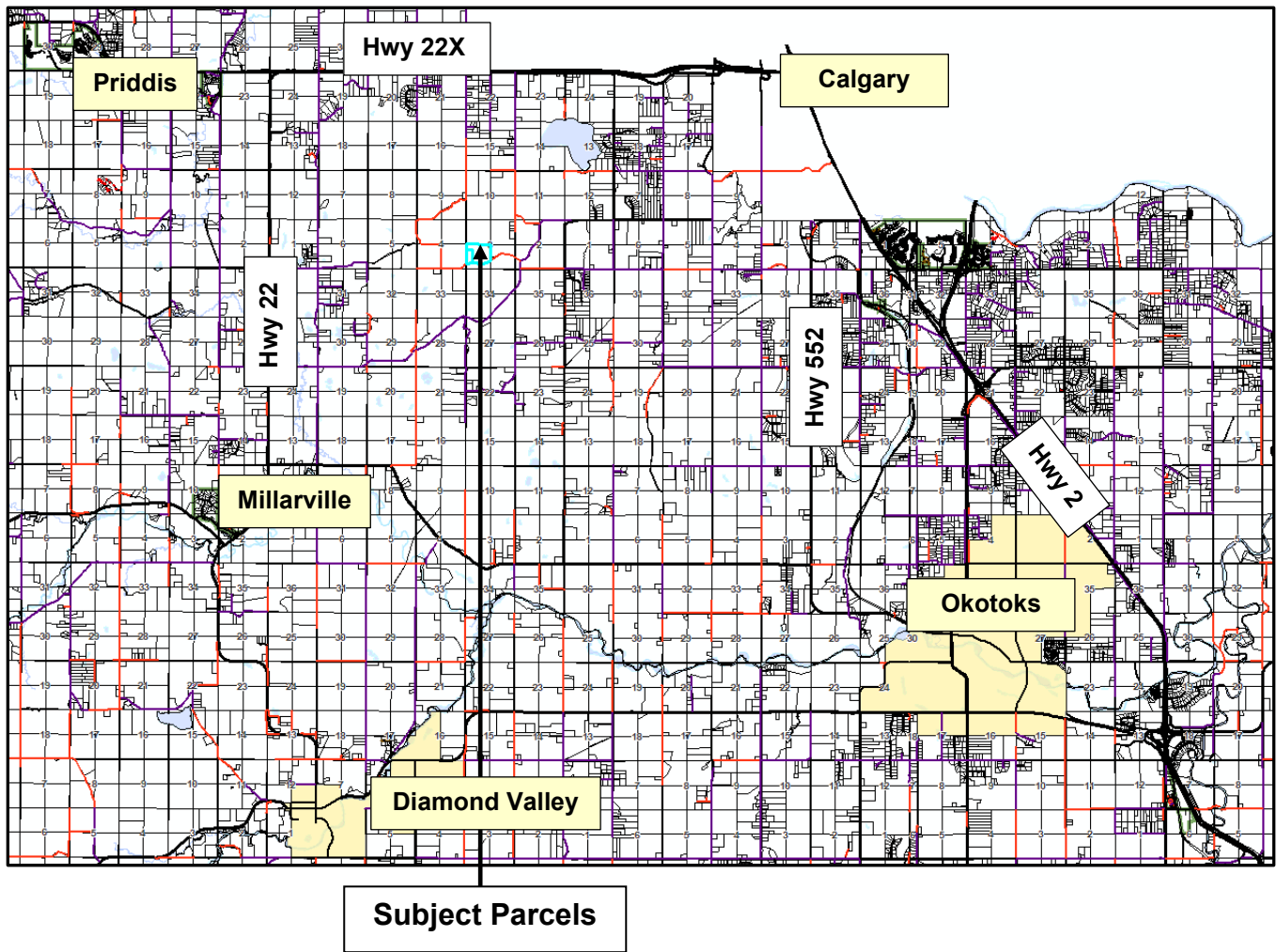
APPENDIX A - MAP SET:

LOCATION MAP
LAND USE MAP
LOT SIZES MAP
SITE PLAN
ORTHO PHOTO

APPENDIX B:

ASSESSMENT SPREADSHEET - PUBLIC RESERVE AMOUNT FOR SUBDIVISION

APPENDIX A: LOCATION MAP



APPENDIX A: LAND USE MAP

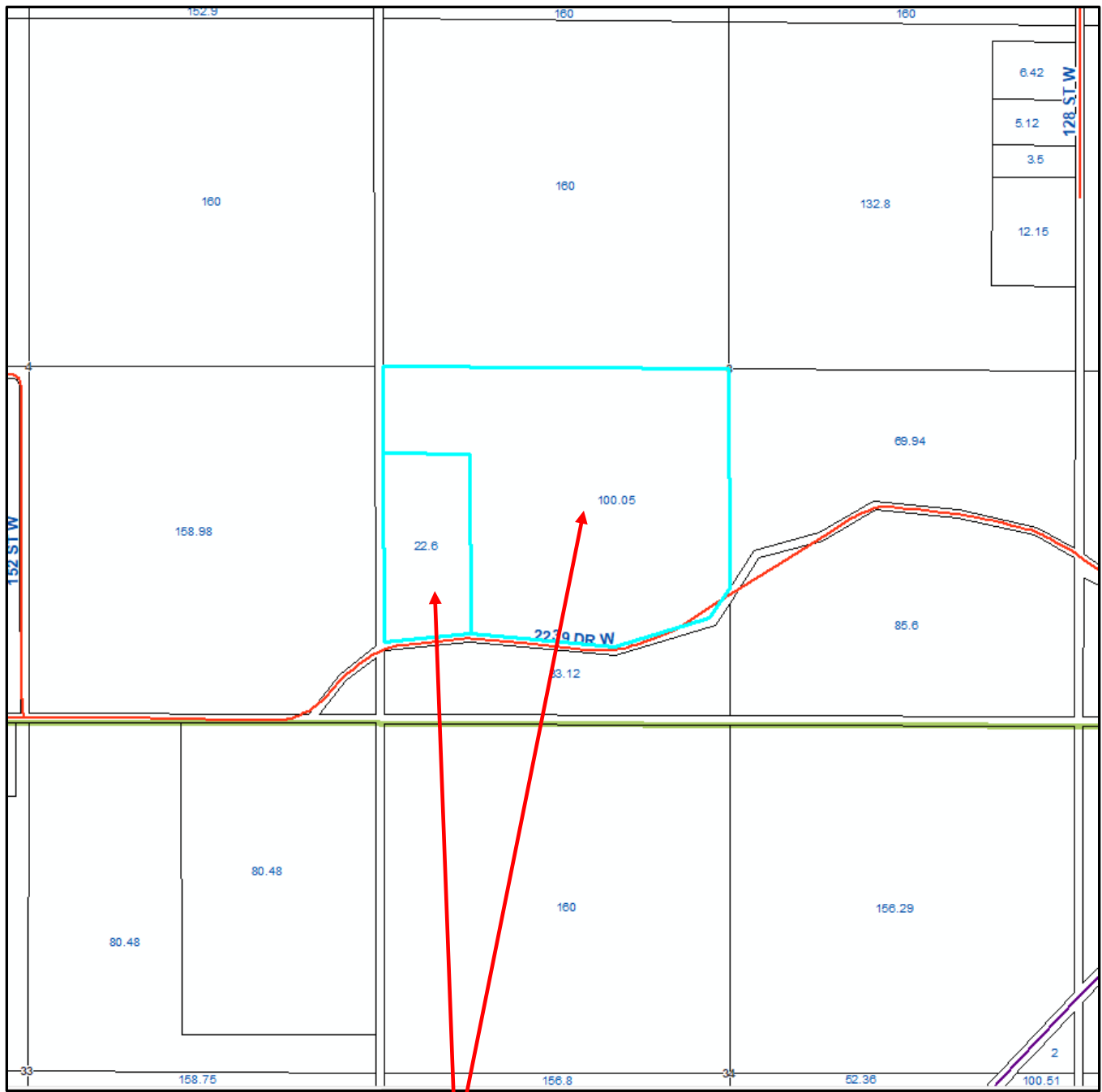


Subject Parcels

Legend

- | | | |
|----------------------------------|----------------------------------|--------------------------------------|
| Hard Surface (Chip/oil) | CR- Country Residential | MR- Municipal Reserve |
| Gravel | CRA- Country Residential Sub A | MLR- Municipal Land/Reserve District |
| Developer Pavement | DC - Direct Control | |
| Pavement | BP- Bussiness Park | |
| Flood Hazard Protection District | RB- Rural Business | |
| In Transition | INR- Natural Resource Extraction | |
| A- Agricultural | EP- Environmental Protection | |
| AA- Agricultural Sub A | ER- Environmental Reserve | |

APPENDIX A: LOT SIZES MAP

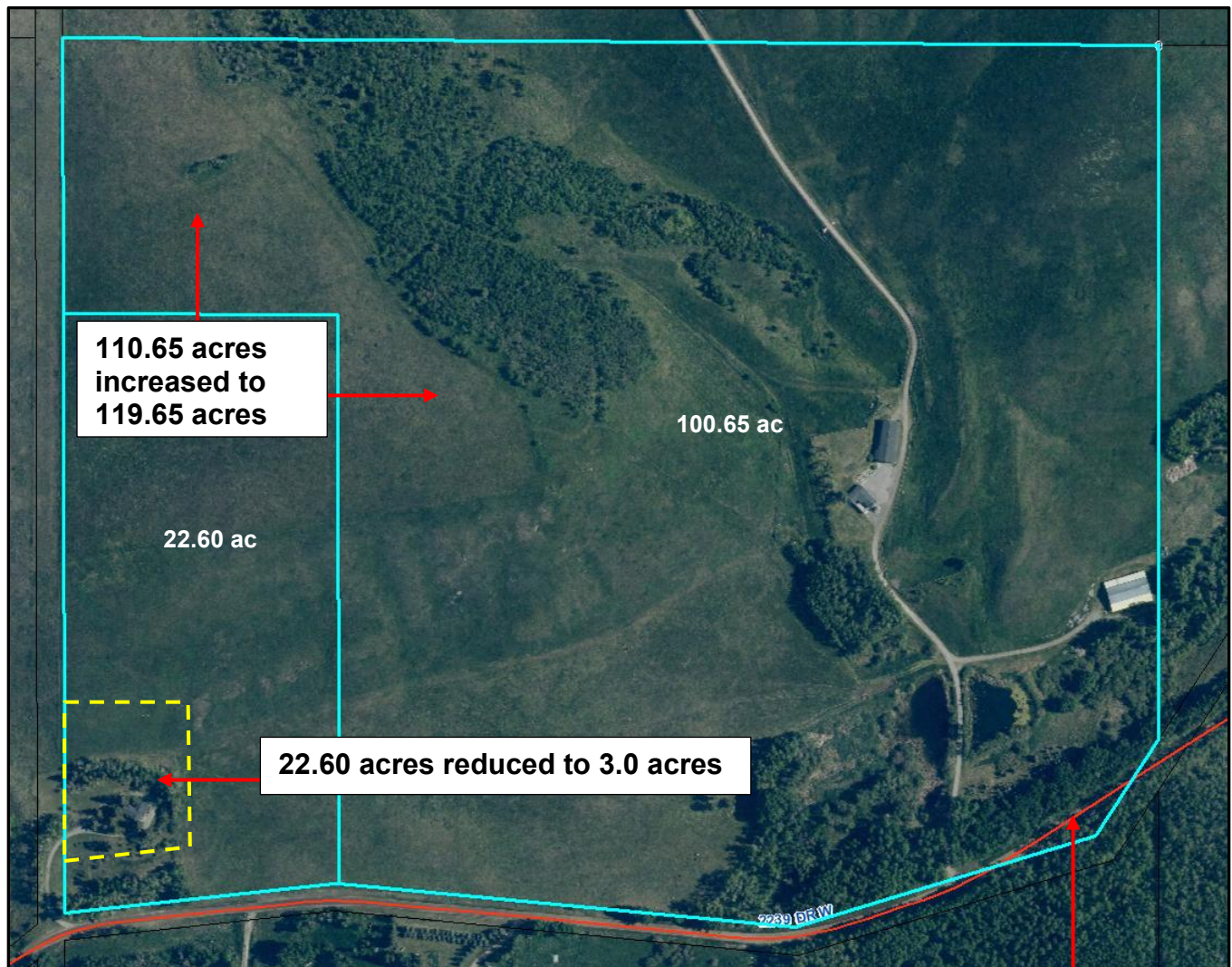


Subject Parcels

APPENDIX A: SITE PLAN – PROPOSED BOUNDARY ADJUSTMENT



APPENDIX A: ORTHO PHOTO



Portion of 2239 Drive within applicant's title to be surveyed out

APPENDIX B:

ASSESSMENT SPREADSHEET - PUBLIC RESERVE AMOUNT FOR SUBDIVISION

INTEROFFICE MEMORANDUM

DATE: September 8, 2025

TO: Planning Department

FROM: Teresa Lemon

3.00 Public Reserve Amount For Subdivision

File No: F2202-03SW
 Legal: NE-21-20-28-4 Plan 1528LK Block 1
 Subject: 876094 Alberta Ltd., Roll #2202032510
 Parcel Size: 22.60 acres
 Mkt Zone: 22
 Trees: Improved Few Mature Trees
 Views: Partial Country View
 River/Creek:

CONCLUSION

Based on the following sales, the fair market value for a 22.6 acre parcel in this area is : **\$39,491** per acre.

Sale	Mz	Qr	Sec	Twp	Rge	M	Sale Date	Acres	Sale Price	Time Adj	Time Adj Sale Price	Loc Adj	Size Adj	Trees Adj	View Adj	River/Creek Adj	Final Adjusted Sale Price	Indicated Price Per Acre For 22.6 Acs
1	22	NE	04	22	03	5	Nov-24	33.50	\$855,000	1.00	\$855,000	1.00	0.86	-10000			\$725,300	\$32,093
2	12	NE	22	22	03	5	Jun-24	27.92	\$995,000	1.01	\$1,004,950	1.22	0.93	10000			\$1,150,216	\$50,895
3	16	SW	13	21	04	5	Apr-24	19.99	\$625,000	1.01	\$631,250	1.36	1.04	10000			\$902,840	\$39,949
4	16	SE	16	21	04	5	Nov-24	14.70	\$795,000	1.00	\$795,000	1.34	1.13	-20000			\$1,183,789	\$52,380
5	26	S	26	21	01	5	Mar-25	14.11	\$890,000	1.00	\$890,000	0.83	1.14	40000			\$882,118	\$39,032
6	22	SW	36	21	02	5	Aug-23	15.42	\$695,000	1.06	\$736,700	1.00	1.11	40000	-94481		\$763,256	\$33,772